

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department- Tirupathi Municipal Corporation - Development of Fully Automatic Multi Level Car Parking Facility Near Railway Station Road, Tirupathi on Build Operate and Transfer basis under Public Private Partnership Mode - Scheme approved- Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (R) DEPARTMENT

G.O.Ms.No. 320

Dated: 05.08.2011

Read the following:-

1. G.o.Ms.No.160, MA&UD (F2) Department, Dated 6.4.2006
2. From the Commissioner, Tirupathi Municipal Corporation, Lr.No. 2040/2009/F3, Dated:7.2.2011
3. From Managing Director, Andhra Pradesh Urban Finance and Infrastructure Development Corporation, Lr.No. 3/8916/PPP-PAR/08, Dated 15.02.2011
4. From Managing Director, Andhra Pradesh Urban Finance and Infrastructure Development Corporation, Lr. No 3/8916/APUFIDC/PPP/PAR/08, Dated 25.06.2011

ORDER

In the G.O 1st read above, Government have issued orders permitting all the Commissioners of Municipal Corporations in the state for construction of Municipal Markets under Public Private Partnership (PPP) Mode and Parking Complexes on Build, Operate and Transfer (BOT) basis in the corporation lands stipulating the Terms of Reference (TOR) and other conditions.

2. In order to meet the growing demand for a Parking Complex at Tirupathi being the temple city which is daily visited by thousands of pilgrims, the Tirupathi Municipal Corporation proposed to develop an Automatic Multi Level Car Parking Complex in about 0.78 ac situated on the Railway Station road owned by it on Build, Operate and Transfer (BOT) basis under Public Private Partnership (PPP) mode and had passed a Resolution duly authorizing the Andhra Pradesh Urban Finance and Infrastructure Development Corporation, the State Level Nodal Agency for development of Infrastructure in the Urban Local Bodies under various schemes for organizing preparation of the Feasibility Report and selection of competent developer therefor. Accordingly Andhra Pradesh Urban Finance and Infrastructure Development Corporation have invited financial proposals from the Transaction Advisors empanelled by the Government of India. Accordingly Crisil Advisory Services has been selected both for the preparation of a Feasibility Report and for Bid Process Management. Government of India had also approved their selection of the said Transaction Advisor (T.A.) under the India Infrastructure Development Fund Scheme.

3. After detailed site investigation, traffic survey and discussions held with all the stakeholders, the T.A. submitted the Feasibility Report and the same has been approved both by Andhra Pradesh Urban Finance and Infrastructure Development Corporation and Tirupathi Municipal Corporation. As per this Report, Automatic Multilevel Car Parking Facility involves a system with various steps to initiate, perform and control the process of vehicle storage or retrieval, utilizing different machines with vertical and horizontal transport capability operated via software commands to the different machines. The system used in such a facility is fully automated wherein beyond the Input/ Output terminals there is no human intervention and parking and retrieving of four wheelers from the designated parking slots is fully automated.

4. However, the T.A. observed that (a) the State Government has already issued orders in GO Ms No.160, MA, dated 06-04-2006 for re-development of Municipal Markets including construction of Municipal Parking Complexes under BOT System under PPP mode stipulating the terms of reference and other terms and conditions,

(b) most of these terms and conditions are incompatible for the proposed Automatic Parking Facility, and (c) this Facility cannot be taken up for development in consonance with the said terms and conditions. The T.A. has, therefore recommended for certain modification to the terms and conditions contained in the G.O first read above. Having duly considered the recommendations of the T.A., both Andhra Pradesh Urban Finance and Infrastructure Development Corporation and the Tirupathi Municipal Corporation have requested the Government for making amendments to the said G.O through their letters 2nd, 3rd and 4th read above and Andhra Pradesh Urban Finance & Infrastructure Development Corporation have also forwarded the details of amendments needed.

5. After careful examination of the proposal Government hereby permit the Tirupathi Municipal Corporation to take up the development of Fully Automatic Multi Level Car Parking near Railway Station in the open land of Tirupathi Municipal Corporation near Railway Station, Tirupathi, under Build Operate and Transfer (BOT) system under Public Private Partnership (PPP) Mode, duly utilizing the services of M/s. CRISIL, Transaction Advisor appointed by APUFIDC and as per the Government of India guidelines .The entire process shall be carried out by APUFIDC on behalf of Tirupathi Municipal Corporation till issue of LOA.

6. Accordingly the appended notification shall be published in the Andhra Pradesh Gazette dated 05.08.2011.

7. The Commissioner of Printing, Stationery and Stores Purchase Department, Hyderabad is requested to publish and arrange to supply (100) copies for the use of the Government.

NOTIFICATION

In exercise of the powers conferred by sub-sections (3) and (4) of the section 148 of Hyderabad Municipal Corporations Act, 1955 and also read with Section 14 of Andhra Pradesh Municipal Corporations Act, 1994 and in partial modification of the orders issued in G.O. Ms. No. 160, MA&UD (F2) Department. Dated 02-04-2006 the Government hereby permit the Commissioner of Tirupathi Municipal Corporation to develop Automatic Multi Level Parking Facility in Tirupathi under PPP (Public Private Partnership) mode BOT (Build Operate and Transfer) basis on the lands belonging to by following the procedure laid down in the said G.O. The amendments made to the said G.O. are given in the Appendix to this notification.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.VIJAY KUMAR
SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase Department, Hyderabad - is requested to furnish 50 copies of the Notification to all the Commissioners of Municipal Corporations in the State.

The Commissioner, Tirupathi Municipal Corporation, Chittoor District.

The Managing Director, Andhra Pradesh Urban Finance and Infrastructure Development Corporation, Limited, Hyderabad.

Copy to:

The Finance (PMU-PPP Cell) Department.

The O.S.D. to Hon'ble Minister for (MA).

The P.S. to Secretary (MA) to Government.

The P.A. to Special Secretary to Government.

SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER

Appendix to Notification

Amendments

S.No	Go.Ms.No. 160 – Clauses as per government order.	Modified to read as
A	Annexure – Terms of Reference	Annexure – Terms of Reference
1	Clause 1.01: Detailed specifications would be furnished by Municipal Corporation in the bid document. Building Specifications would be finalised and the type of materials to be used would be frozen. In order to make the process simple and transparent the designs and plans would have to get maximum FSI permissible as per rules. Developer have to offer maximum share to the Municipal Corporation. No relaxation of the FSI or other relaxation / modifications should be made after finalization of the agreement.	Clause 1.01: The required specifications for the Automatic Multi Level Parking facility shall form part of the bid document to be issued by the Municipal Corporation and the bidder shall have to furnish conceptual drawings floor wise with technical specifications and operational methods in its bid submissions.
2	Clause 1.21: The same model can be used for taking up parking lots/parking complexes, where in the space getting shared with the Corporation is envisaged to be used as parking space instead of commercial use.	The bid criterion for the Fully Automatic Multi Level Car Parking shall be the minimum concession period to be quoted by the bidder, provided that the bid document shall specify a minimum of commercial space to be shared by the Municipal Corporation where such commercial built-up area is permitted or sharing of its annual revenues duly fixing the minimum amount with reference to the commercial viability of the facility.
3	Clause 1.22.1: As in market complexes, design and estimated cost should be worked out before going to the bidding.	The Corporations will workout the approximate cost of the facility with the broad specifications before going to bidding.
4	Clause 2.07: Municipal Corporation will not grant any permission for mortgage of the area by the successful developer to any other party for any purpose for execution of said project.	The Developer (selected Bidder) shall be entitled to assign its Leasehold Rights for securing loans from banks and other financial institutions for development of the facility, while the ownership continues with the Municipal Corporation. The Corporation may charge and collect a token lease amount for the land leased exhibiting its ownership of the land.
5	Clause 2.14: Dispute Settlement	In case of any dispute the same may be got settled under the Arbitration and Conciliation Act 1996.
B	General Terms and Conditions	
6	Clause 4.03: Minimum Eligibility Criteria	The Andhra Pradesh Urban Finance and Infrastructure Development Corporation / Municipal Corporation shall fix the minimum criteria for Technical Experience both for development and operation and financial capabilities with reference to the requirement of the parking facility as may be suggested by the Project Consultant / Transaction Advisor.

7	Clause 5.03: Evaluation Criteria	Andhra Pradesh Urban Finance and Infrastructure Development Corporation / Municipal Corporation, keeping in view the requirement of the facility may fix weight-age in cover-2 of the business proposals for selected components on the recommendation of the Project Consultant / Transaction Advisor. A Technical Committee constituted by the Andhra Pradesh Urban Finance and Infrastructure Development Corporation / Municipal Corporation shall evaluate the bid.

All other terms and conditions of the G.O. 1st read above shall mutatis–mutandis apply and the Andhra Pradesh Urban Finance and Infrastructure Development Corporation and Municipal Corporation, as the case may be, shall take further action respecting the parking facility.

Dr.VIJAY KUMAR
SECRETARY TO GOVERNMENT